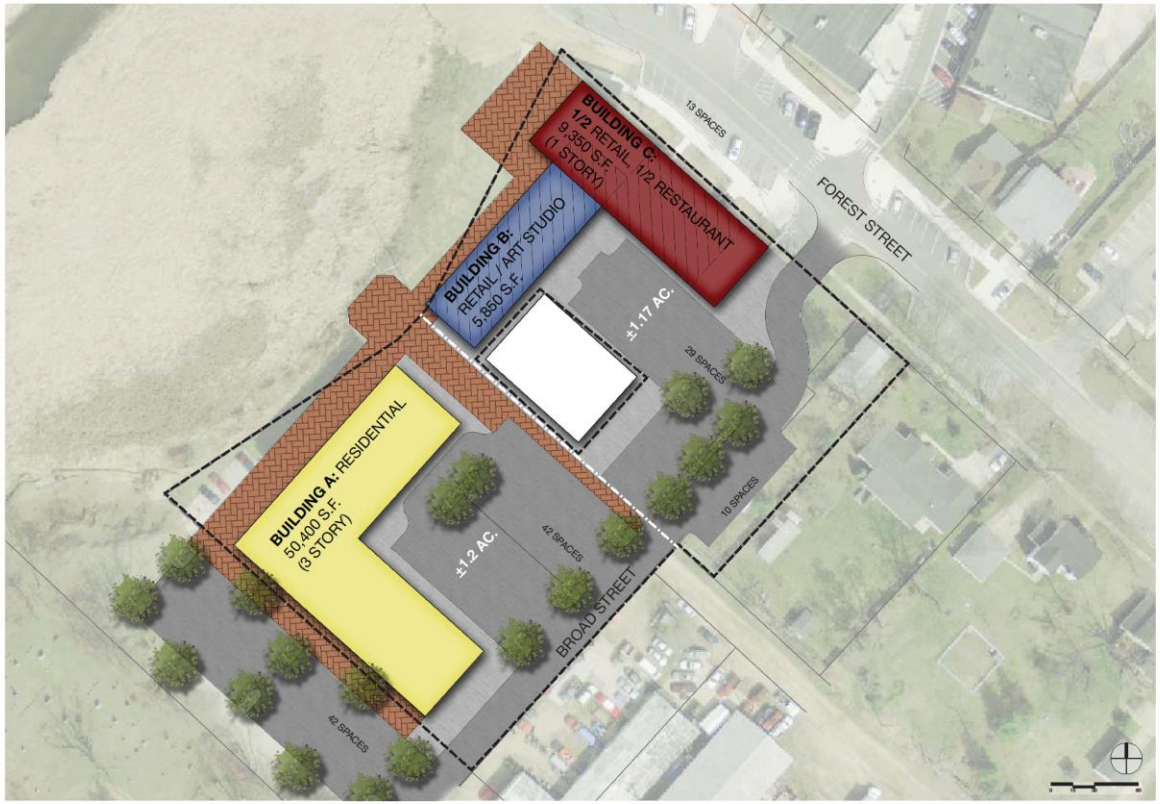
Village of Dexter

Dapco Redevelopment Project
Review of Design Standards

Oct 16, 2013

OHM Advancing Communities℠

Capacity Study
Concept A (with Substation)



SITE DATA

BUILDING A:

3 STORY: ± 50,400 total s.f.
± 54 units

BUILDING B:

1 STORY: ± 5,850 total s.f.

BUILDING C:

1 STORY: ± 9,350 total s.f.

Parking Data:

Building A:

Required Parking: 117 spaces
Provided Parking: 84 spaces

Building B & C:

* Required Parking: 87 spaces
Provided Parking: 52 spaces

** 4,675 s.f. of building C used for restaurant*

TOTAL PROVIDED PARKING: 123 spaces

LEGEND

Existing Buildings To Remain

SITE CAPACITY STUDY: CONCEPT A

Dapco Property | VILLAGE OF DEXTER, MI

BIRD HOUK
A DIVISION OF OHM

3.21.2012

Capacity Study
Revised (without Substation)

Building Site Data:

Building A:
3 Story: ± 50,400 total s.f.
± 54 units

Building B:
4 Story: ± 67,200 total s.f.
Retail (1st Floor): ± 16,800 s.f
Residential (3 Floors) ± 50,400 s.f.
± 54 units

Parking Site Data Requirements:

Building A:
Required Residential Parking: 117 spaces per code
Market Requirement: 1.5 - 1.75 / unit
81 - 94 spaces

Building B:
Required Retail Parking: 50 spaces per code
Required Residential Parking: 117 spaces per code
Market Requirement: 1.5 - 1.75 / unit
81 - 94 spaces

TOTALS:

Retail: ± 16,800 s.f.

Residential: ± 100,800 s.f.
± 108 units

Parking Provided:

Retail: Provided On-Street

Residential: 196 provided
1.8 / unit

SITE CAPACITY STUDY CONCEPT

Dapco Property | VILLAGE OF DEXTER, MI

OHM Advancing Communities

8.26.2013

Site

Design Standards

Why do we need design standards?

1. Define expectations from Village and potential developer/buyer.
2. Set a standard for approval through the Village of Dexter.

Design Standards

What will design standards do for the Village?

- Create a sense of place, attract tenants, maintain market relevance
- Enhance and improve the experience for visitors, neighbors and the community
- Establish a standard that will act as a catalyst for the redevelopment of the Northeast side of the Village Center

Design Standards

What will be controlled with design standards?

- Density
- Parking requirement
- Building height
- Building placement and set back
- Building design “aesthetics” (massing, proportions, scale, colors, use of materials)
- Signage
- Landscaping
- Etc.

(Note: Some of these may require variances from the Village)

Design Standards

Exterior walls must consist of natural or natural appearing materials

Brick: primary building material

Design Standards

Exterior walls must consist of natural or natural appearing materials

Stone: used as accent material.

Masonry materials are required at grade level.

Design Standards

Exterior walls must consist of natural or natural appearing materials
Stucco to be used in limited quantities as accent pieces.

Design Standards

Exterior walls shall have a finished appearance

Four sided architecture:

The same level of detail and finish is required on all elevations

Design Standards

Exterior walls shall have a finished appearance

Balconies are suggested overlooking the river

Design Standards

Glass

70% of the first floor façade facing Forest St. to be clear glass

Design Standards

Glass

70% of the first floor façade facing Forest St. to be clear glass

Design Standards

Glass

70% of the first floor façade facing Forest St. to be clear glass

Design Standards

Glass

40% of the first floor façade facing the river shall be clear glass

Design Standards

Architectural Details

Windows and doors are required to have style appropriate trim and detailing

Design Standards

Architectural Details

Windows must be vertical in proportion with appropriate trim and detailing

Design Standards

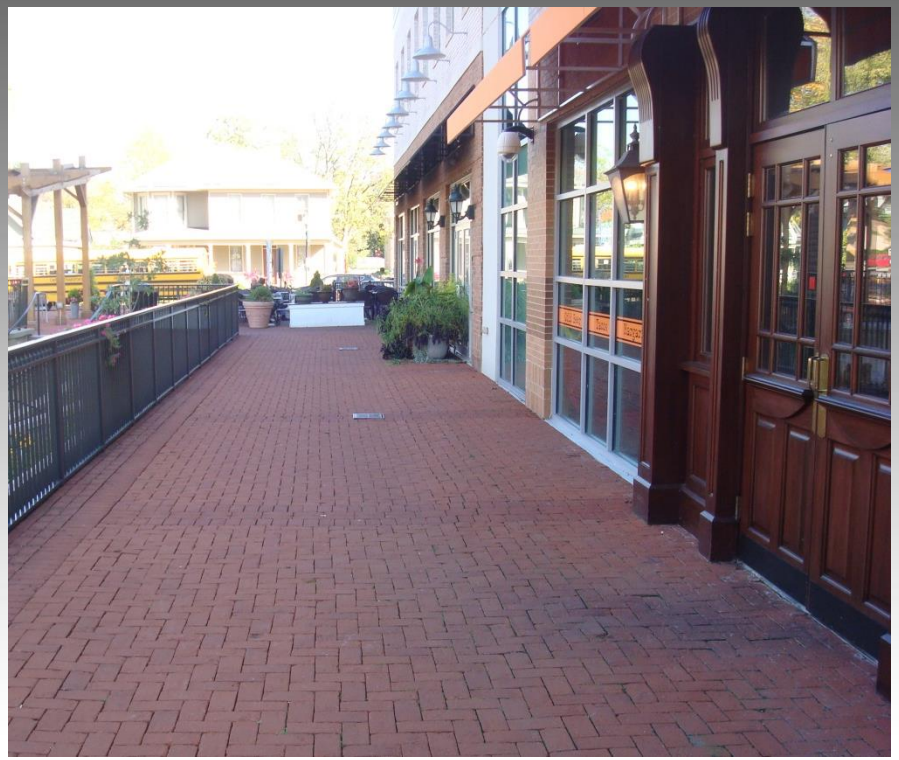
Architectural Details

The building shall have a flat roof with an articulated cornice. Portions of the building may have sloped roofs as accents.

Design Standards

Site Design

Decorative pavers are suggested along the façade facing the river.
Additional decorative paving outside Building B is suggested.



Design Standards

Sign Regulations

Maximum text height is 18”
Gooseneck or a similar lighting fixture is required for exterior illumination.

Design Standards

Variance

The fourth story shall be set back a minimum of six feet from the lower façade.

Design Standards

Variance

The fourth story shall be set back a minimum of six feet from the lower façade.

Design Standards

Parking

The same level of detail and finish used at both buildings is required at the garage

Design Standards

Questions and Answers